151.0	0001	0003.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,400 / 671,400
					USE VALUE:	671,400 / 671,400
					ASSESSED:	671,400 / 671,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HONDO MARYANN
Owner 2:	
Owner 3:	
Street 1:	118 OAKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6060.000	250,100		421,300	671,400
Total Card	0.139	250,100		421,300	671,400
Total Parcel	0.139	250,100		421,300	671,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.17 | /Parcel: 470.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99798
GIS Ref
GIS Ref
Insp Date 06/30/18

!11818!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	250,100	0	6,060.	421,300	671,400		Year end	12/23/2021
2021	101	FV	241,900	0	6,060.	421,300	663,200		Year End Roll	12/10/2020
2020	101	FV	242,000	0	6,060.	421,300	663,300	663,300	Year End Roll	12/18/2019
2019	101	FV	204,100	0	6,060.	421,300	625,400	625,400	Year End Roll	1/3/2019
2018	101	FV	199,300	0	6,060.	373,100	572,400	572,400	Year End Roll	12/20/2017
2017	101	FV	199,300	0	6,060.	312,900	512,200	512,200	Year End Roll	1/3/2017
2016	101	FV	199,300	0	6,060.	312,900	512,200	512,200	Year End	1/4/2016
2015	101	FV	186,500	0	6,060.	270,800	457,300	457,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:10:17

LAST REV

Date	Time
08/07/18	08:46:44
apro	

PAT ACCT. 11818

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESKIN BARBARA	24799-84		8/22/1994		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	99798
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	HS	Hanne S
5/31/2018	MEAS&NOTICE	BS	Barbara S
12/22/2008	Measured	336	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6060		Sq. Ft.	Site		0	70.	0.99	8									421,260						421,300	

Total AC/HA:	0.13912	Total SF/SM:	6060	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,260	Spl Credit		Total:	421,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	146.273
Other Features:	88502
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339805
Depreciation:	89709
Depreciated Total:	250097

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

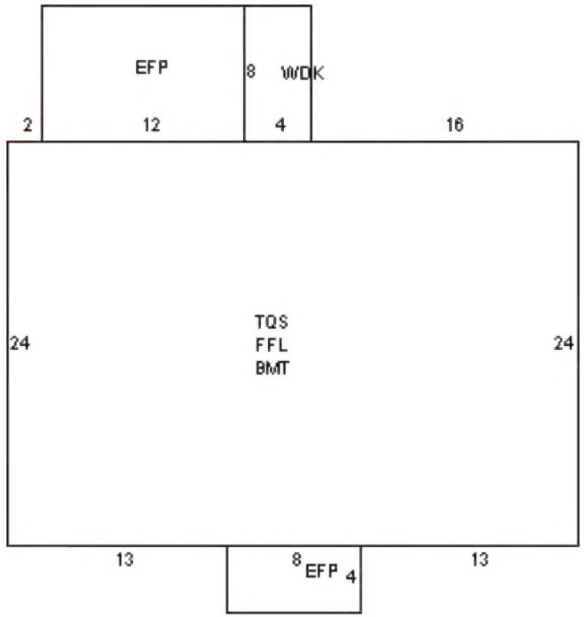
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.27
Special Features:	0	Val/Su Net:	104.03
Final Total:	250100	Val/Su SzAd	175.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	43.880	35,808
FFL	First Floor	816	146.270	119,358
TQS	3/4 Story	612	146.270	89,519
EFP	Enclos Porch	128	47.770	6,114
WDK	Deck	32	15.760	504

Net Sketched Area:	2,404			Total:	251,303
Size Ad	1428	Gross Area	2608	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0001-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	